

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTIES OF HARRIS AND MONTGOMERY §

EAST LAKE HOUSTON MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of East Lake Houston Management District (the “District”) met in special session, on November 20, 2025, at 340 N. Sam Houston Parkway, Suite 140, Houston, Texas 77060, a designated meeting location outside the District. The roll was called of the members of the Board, to-wit:

William Glen Woodson	Chairman	Position 3
Michael Lacy	Vice Chairman	Position 1
Zach Dehghanpoor	Secretary	Position 2
James Shipman	Assistant Secretary	Position 4
Ryan Allen	Assistant Secretary	Position 5

All members of the Board were present at the commencement of the meeting with the exception of Director Lacy, thus constituting a quorum. Also present were: Mr. Joe Fogarty, Ms. Kerry Ready, Mr. John Speer, and Mr. Grant Speer, developers of lands within the District; Ms. Lynda Fuqua and Ms. Chasity Mazzuca of FdR Consulting, LLC (“Engineer”); Ms. Tiffany Loggins of L&S District Services (“Bookkeeper”); and Mr. Juan Rojas of Precision Utility, LLC. The following attended the meeting by telephone conference: Mr. Justin Cox, attorney, and Ms. Amy Bieber, Paralegal, each of Winstead PC; and Mr. Remy Cipriano of Legalist.

The meeting was called to order at 12:00 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, the Board closed the public comment section of the meeting.

2. The Board reviewed the Meeting Minutes for the October 29, 2025, meeting of the Board of Directors. Upon motion by Director Woodson, seconded by Director Allen and unanimously carried, the Board approved the minutes as presented.

3. The Board deferred action with regard to the proposed Crosby Pines Project Bonds.

4. The Board deferred action with regard to a report from Revenue Management Services.

5. The Board next recognized Mr. Fogarty, who updated the Board with regard to development within the District, reporting that Stifel is working with an investment fund regarding the proposed sale of the District’s next bond packages. No formal action was taken by the Board.

6. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated November 20, 2025, a copy of which is attached hereto as Exhibit "A". Ms. Fuqua updated the Board with regard to engineering matters within the District and next recommended approval of the following item related to the **Crosby Pines** development within the District:

- October Pay Application from Indus Builders and Developers in the amount of \$330,530.99.

Following a discussion, Director Woodson moved that the Board approve the above action item for the Crosby Pines development within the District as recommended by the Engineer. Director Allen seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Crosby Terrace** development within the District:

- October Pay Application from iCON in the amount of \$95,984.24.
- October Pay Application from CK Concrete in the amount of \$23,415.97.
- Change Order No. 8 from iCON in the amount of \$20,132.00.
- Award of Excavation Completion of the Large Detention Basin contract to the lowest qualified bidder, ANDCO, LLC, in the total base bid amount of \$147,475.00, and approval of related Construction Agreement, Memorandum of Construction, Notice of Award, and Notice to Proceed.
- Award of Retaining Wall/Fence contract to the lowest qualified bidder, JAK Environmental, in the total base bid amount of \$147,030.00.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Crosby Terrace development within the District as recommended by the Engineer. Director Shipman seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following item related to the **Crosby Water Treatment Plant and Wastewater Treatment Plant** within the District:

- October pay application from V&S Construction Company in the amount of \$949,762.80.

Following a discussion, Director Woodson moved that the Board approve the above action item for the Crosby Water Treatment Plant and Wastewater Treatment Plant as recommended by the Engineer. Director Shipman seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Lone Stag** development within the District:

- Approval of Construction Agreement, Memorandum of Construction, Notice of Award, and Notice to Proceed related to the clearing and grubbing, water, sanitary sewer, storm sewer, drainage, detention, and paving improvements contract for the Lone Stag Subdivision awarded to ANDCO, LLC.
- Authorization of Board Chairman to execute Lone Star Delegation of Authority for Well Permit.

- Invoice from VTX Engineering for design of water treatment plant in the amount of \$20,000.00.
- Invoice from VTX Engineering in the amount of \$1,500.00 for design of the water treatment plant.
- Invoice from Guzman Engineering in the amount of \$13,950.00 for electrical design of the water treatment plant.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Lone Stag development within the District as recommended by the Engineer. Director Allen seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following item related to the **Lone Wolf** development within the District:

- Invoice from Guzman Engineering in the amount of \$1,800.00 for design of the water treatment plant.

Following a discussion, Director Woodson moved that the Board approve the above action item for the Lone Wolf development within the District as recommended by the Engineer. Director Shipman seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Tennessee Township** development within the District:

- October Pay Application from Double Oak Construction, Inc., in the amount of \$45,000.00.
- Approval of Guzman Engineering proposal for electrical design of the Tennessee Township wastewater treatment plant in the total base bid amount of \$33,000.00.
- Approval of VTX Engineering proposal for design of the Tennessee Township wastewater treatment plant in the total base bid amount of \$40,000.00.
- Approval of Windrose proposal for land surveying, construction control, and staking in the total base bid amount of \$35,570.00.

Following a discussion, Director Woodson moved that the Board (i) approve the above action items for the Tennessee Township development within the District as recommended by the Engineer; and (ii) approve the Engineer's report as presented. Director Shipman seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Loggins, who presented to and reviewed with the Board a bookkeeping report dated November 20, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Woodson moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Allen seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 12:27 p.m. Director Shipman seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 16th day of December, 2025.



Zach Dehghanpoor, Secretary
Board of Directors
East Lake Houston Management District

